

CITY OF NEWPORT BEACH COMMUNITY DEVELOPMENT DEPARTMENT 3300 NEWPORT BOULEVARD, BLDG. C NEWPORT BEACH, CA 92658-8915 (949) 644-3200

Memorandum

To: Planning Commission

From: Patrick J. Alford, Planning Manager

Date: February 9, 2012

Re: Study Session on Newport Banning Ranch: Open Space, Parks and Trails

This is the second of a series of study sessions on the proposed Newport Banning Ranch project. The purpose of the study sessions is to provide the Planning Commission and the public the opportunity to review and discuss details of the proposed project prior to public hearings. Public hearings before the Planning Commission and the City Council are tentatively scheduled for March and April, 2012.

This study session will focus on the proposed open space preserve areas, parklands, and trail system. Approximately 250 acres of open space, 50 acres of parks, and seven miles of trails are proposed on the 401-acre project site. In addition to reviewing the proposed uses and improvements of these areas, staff will examine the project's consistency with General Plan conservation and recreation policies and explore issues related to ownership and maintenance of open space areas and trails. An overview of the proposed habitat restoration, landscaping, and fuel management plans will also be presented.

Staff has revised the schedule for subsequent study sessions. The February 23rd study session on the land use, development regulations, and architectural guidelines will be conducted as planned. A fourth study session, exclusively on the findings of the Draft Environmental Impact Report, will be held on March 8, 2012.

February 23, 2012 Land Use, Development Regulations, and Architectural Guidelines

5:00 p.m. to 6:30 p.m.

March 8, 2012 Draft Environmental Impact Report (Additional study session added)

4:30 p.m. to 6:30 p.m.

The study sessions are for discussion purposes only and no action will be taken by the Planning Commission. Interested parties are encouraged to limit their comments and questions to the issues that are the subject of each study session.

Public notice of the study sessions was provided by the posting of the agenda at City Hall and on the City's website. In addition, notice was distributed through the City's Select Alert system and through a press release.

COMMUNITY

JAN 2 4 2012

DEVELOPMENT OF NEWPORT BERGY

Hello.

REGARDING THE STUDY SESSION

for BANNING RANCH JANVANY 192012:

I. The MAPS ON BOTH THE HANDONE

AND THE POWER POINT PRESENTATION

WERE SO SMALL, I COULD NOT

READ THEM. I COULD NOT

READ THEM. I COULD NOT

READ THEM. I CONNECTIONS.

PLEASE MAKE THE VERY IMPORTANT

MAPS LARGER.

2. WE DROVE THROUGH THE

TICONDER OGA NEIGHBORHOOD AND

IF THAT STREET BECOMES A

COMMUTER ROAD, IT WILL DESTROY

THAT NEIGHBON HOOD.

THANK YOU IN hAVING THE STUDY SESSIONS, HOPE TO BE AT THE NEXT ONE. SANDY JOHNSON

NEWPORT BANNING RANCH

Planning Commission Study Session Open Space, Parks, and Trails February 9, 2012

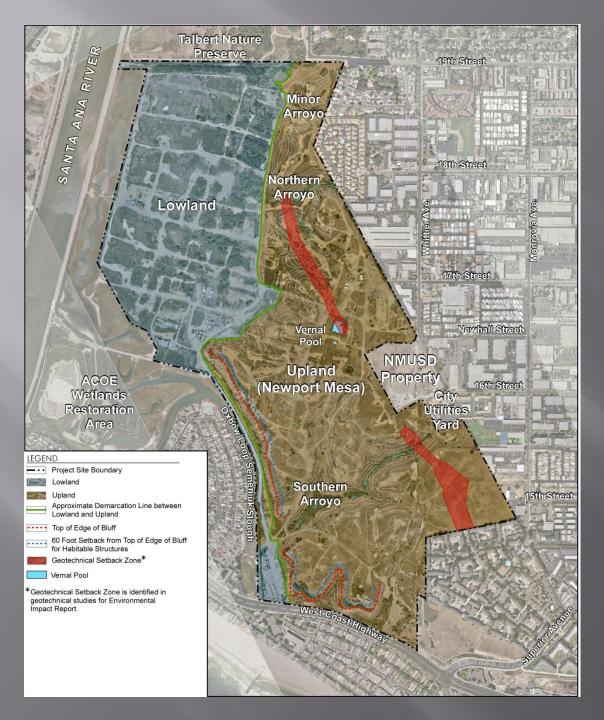
Study Session Schedule

- 01/19/12 Subdivision Design & Circulation 4:30 pm to 6:00 pm
- 02/09/12 Open Space, Parks, & Trails 4:30 pm to 6:00 pm
- 02/23/12 Land Use, Development Regulations & Architectural Guidelines 5:00 pm to 6:30 pm
- 03/08/12 Draft Environmental Impact Report 4:30 pm to 6:30 pm

Setting



Adjacent Open Space & Parks

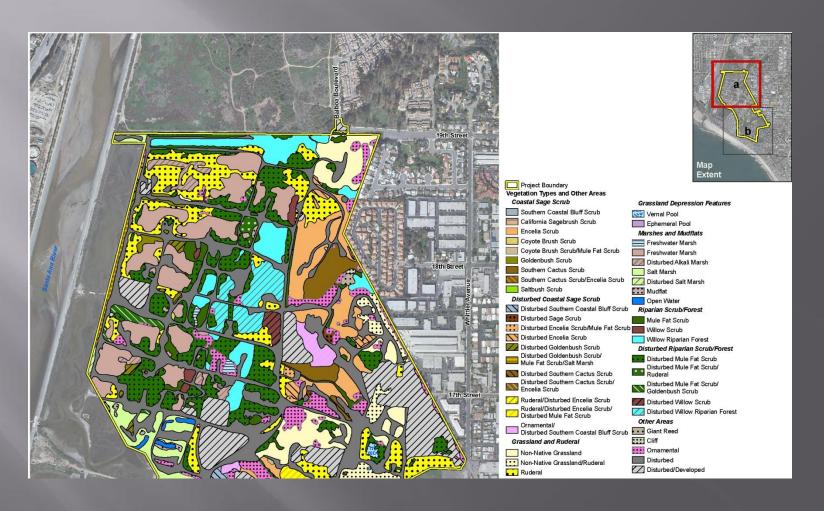


Topographic Features

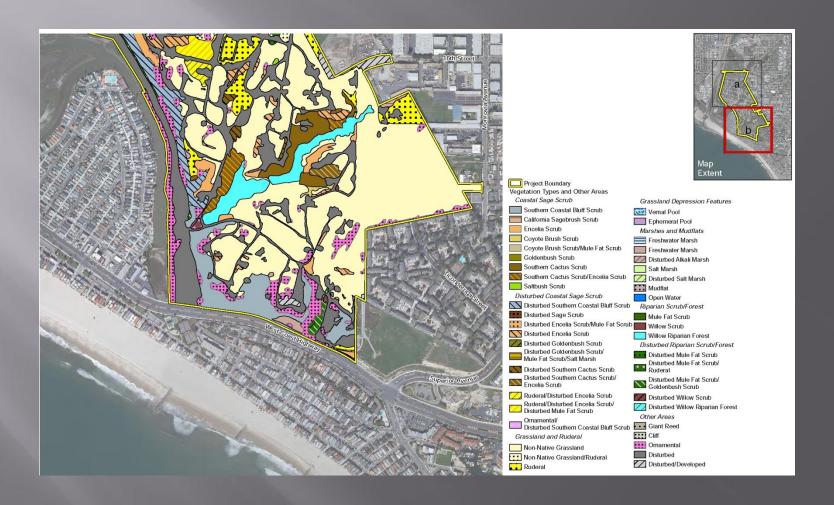


Cut & Fill

Vegetation



Vegetation



GENERAL PLAN POLICIES

LU 6.4.8 Open Space Network and Parklands

LU 6.4.8 Open Space Network and Parklands

Establish a framework of trails, community parklands, and natural habitats that

- provided to 17 and vot) ar sun (which the residential village's uses are developed and interconnect residential districts, the village center, other uses, and open
- sp@ommunity Parklands
- Natural Habitats

LU 6.5.2 LUche Sommunity Park

- Ace in model a formunity pack of 20 to 30 acres that contains acrive playfields that may be lighted and is of sufficient acreage to serve adjoining neighborhoods and residents of Banning Ranch, if developed. (Imp 3.1, 4.1)
- West9NewPriority &reacilityProvision
- Serve adjorry de additional park and recreation facilities that meet the needs as identified Ranch by direct feedback from residents, analysis of future trends, and through
- 20-30 acresobservations by Recreation and Senior Services staff, as shown in Figure R2.
- · Active community was lepita yelicale Banning ranch area develop an active
- Possible night community park of 20 to 30 acres with consideration of night lighting

LU 6.5.4 Relationship of Development to

- LU 6.5.4 Relationship of Development to Environmental Presources
- Development should be located and designed to preserve and/or mitigate for the loss of wetlands and drainage course habitat. It shall be located to be contiguous and compatible with existing and planned development along its eastern property and preserving the adorestic typh wildlift to be back from the bluff forces along which shall be located a linear park to provide public views of the
- Preserve/or needs, along which shall be located a linear park to provide public views of the needs, and surrounding open spaces. Execute lighting shall be located
- Preserve/mitand designed to minimize light trespass from developed areas onto the bluffs, it at
- Preserve the connectivity of wildlife corridors
- Bluff setback/linear park

LU 6.5.3 Habitat and Wetlands Habitat Wetlands

R 10 Pestore ar deenhan to wetlands and wildlife habitates in accordance with the requirements of state and federal agencies. (Imp 3.1, 4.1, 14.7, 14.119)

NR 10.9 Development on Banning Ranch

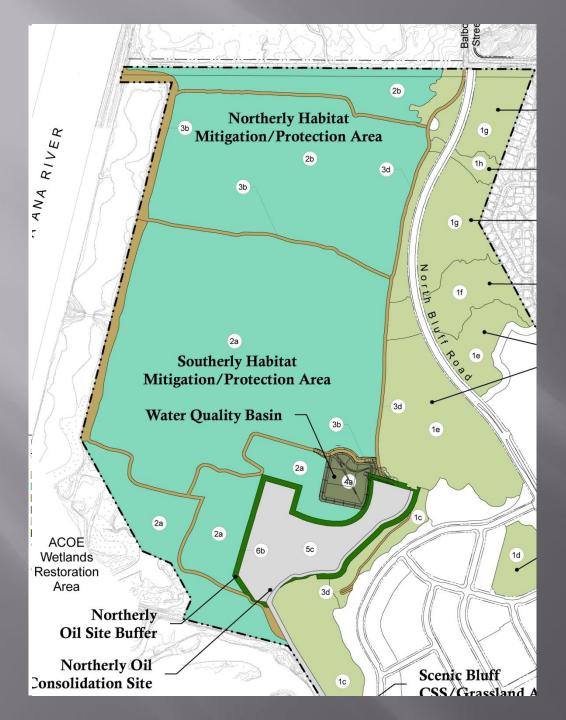
Protect biologicted he sastion is a respect that an assessment be prepared by a qualified

development is permitted, require that an assessment be prepared by a qualified biologist that delineates sensitive and rare habitat and wildlife corridors. Require that development be concentrated to protect biological resources and coastal

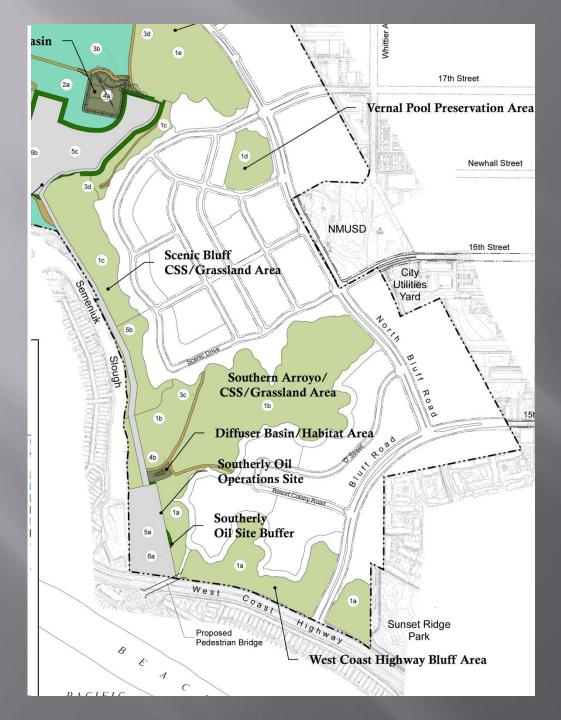
• Restoration Offuffs and structure designed to not be intrusive proches in production and search Require the restoration or mitigation of any sensitive or rare habitat areas that

habitat areas that affired baffifed the long of the later the later and the later affired baffifed baf

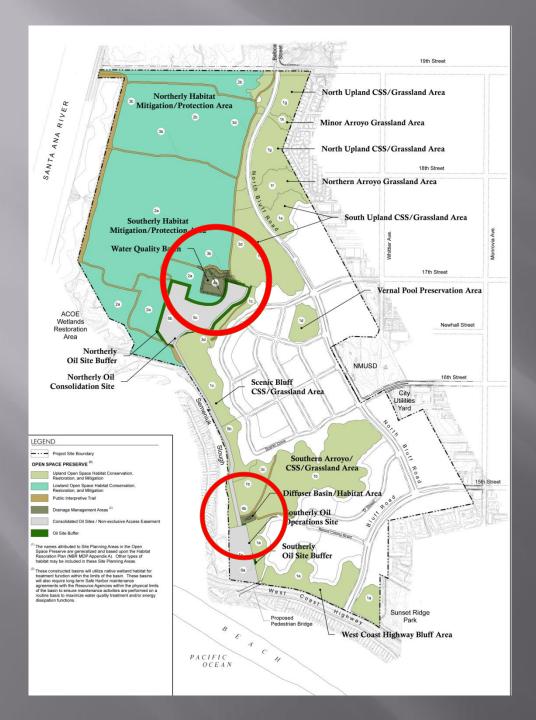
OPEN SPACE AREAS



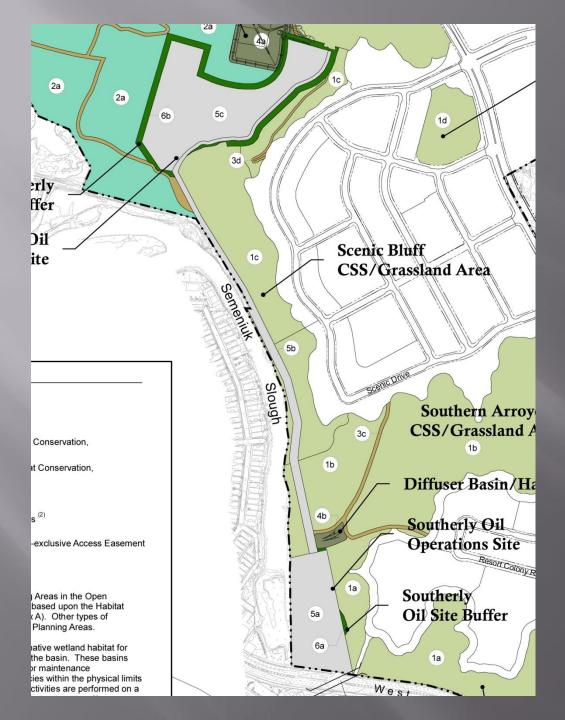
Lowland Habitat Grassland Areas Minor/North Arroyos



Vernal Pool Area Bluff Areas Southern Arroyo



Drainage Management Areas

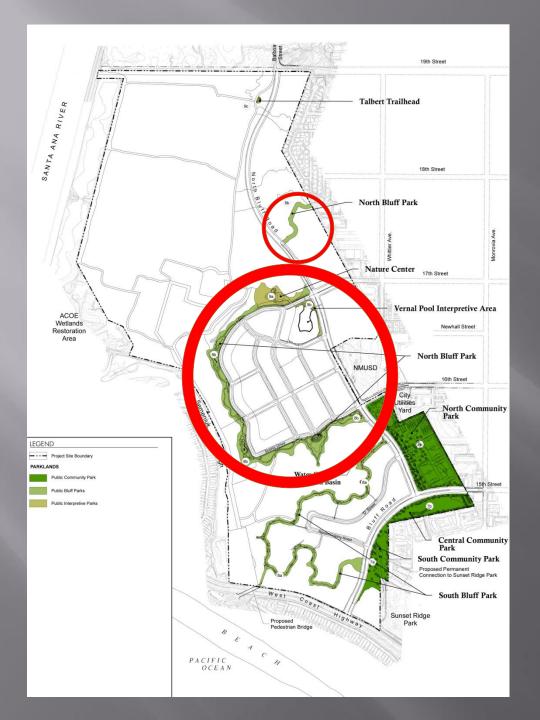


Consolidated Oil Sites

Open Space Plans

- NBR Habitat Restoration Plan (Appendix A)
- NBR Fire and Life Safety Plan (Appendix B)
- NBR Plant Palette (Appendix C)

PARKLANDS



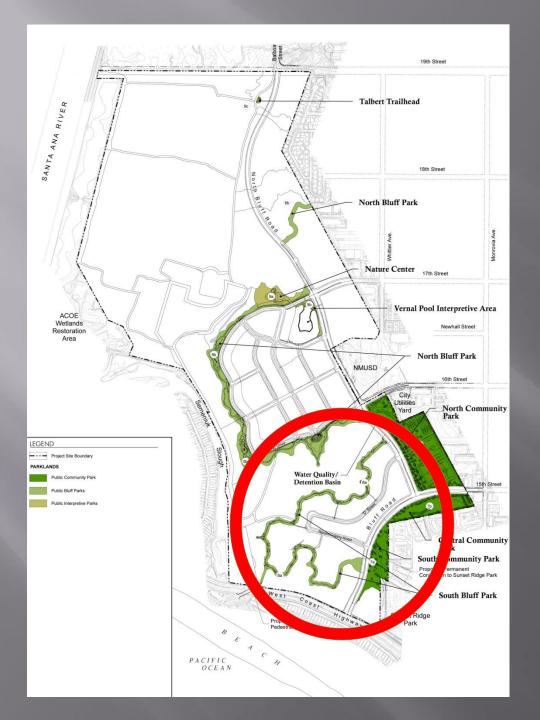
North Bluff Park

North Bluff Park



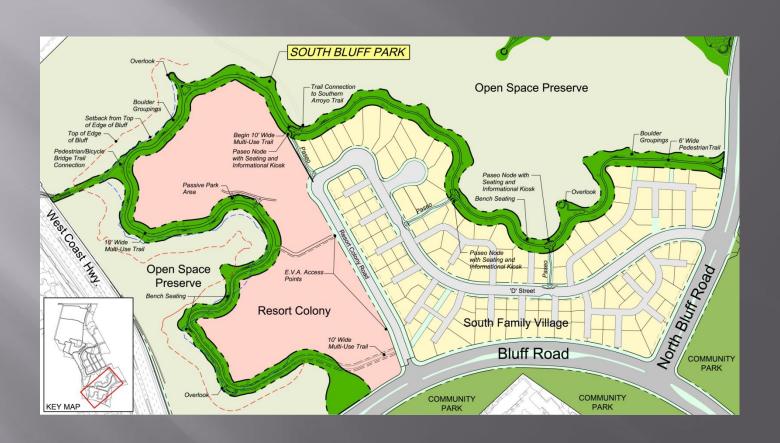
North Bluff Park

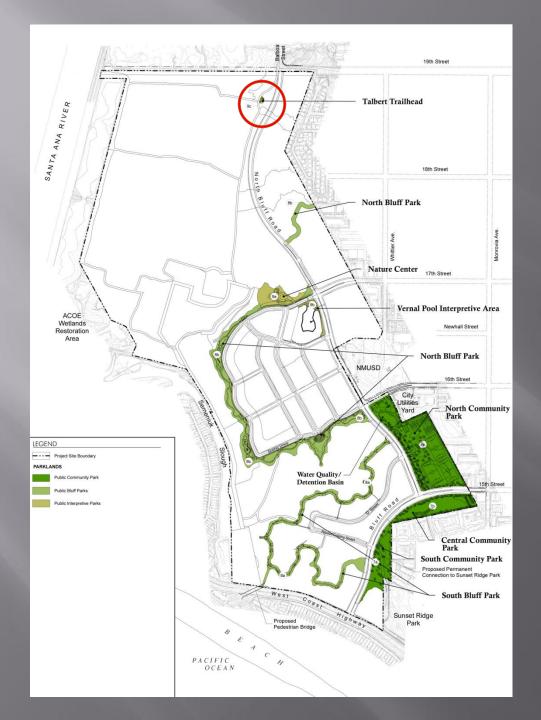




South Bluff Park

South Bluff Park

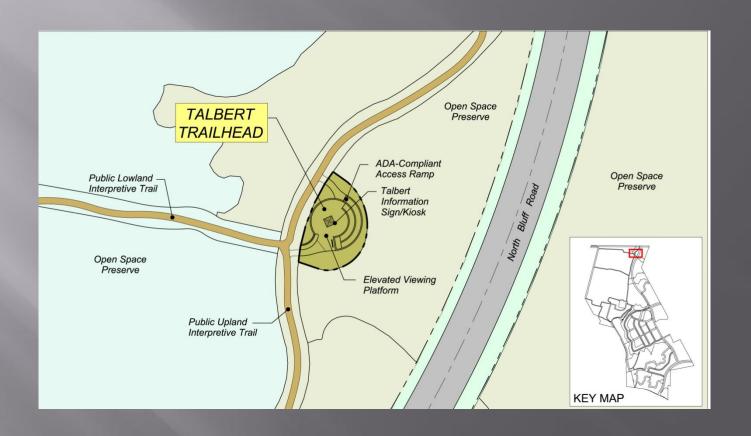


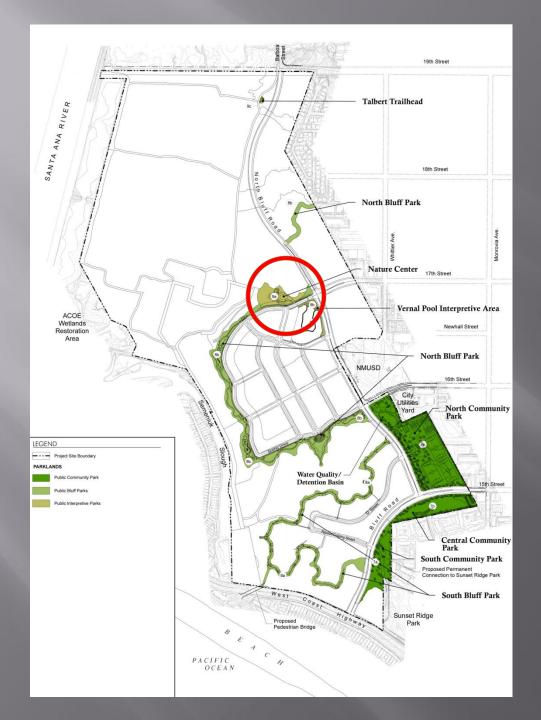


Interpretative Parks

Talbert Tailhead

Talbert Trailhead

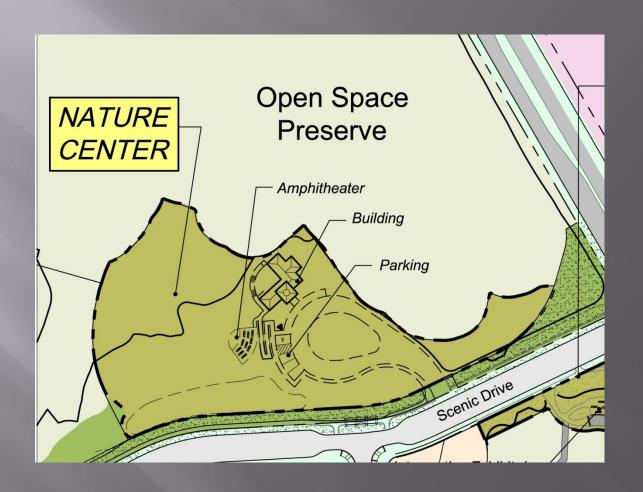


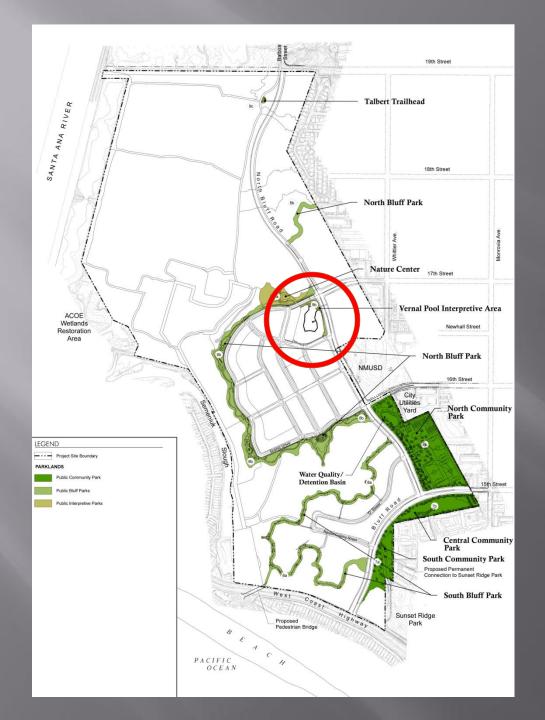


Interpretative Parks

Nature Center

Nature Center

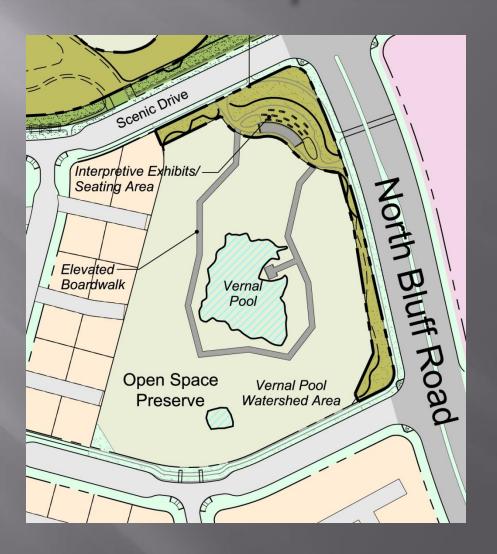




Interpretative Parks

Vernal Pool Interpretative Area

Vernal Pool Interpretative Area





Community Parks

North Community Park

North Community Park



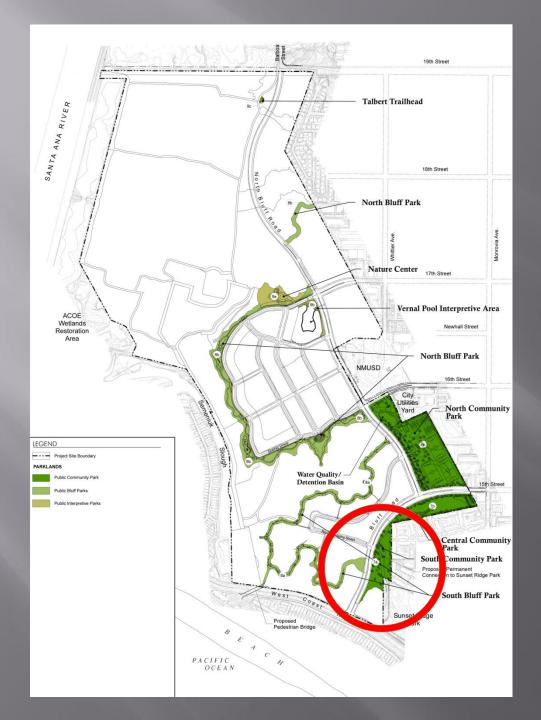


Community Parks

Central Community Park

Central Community Park





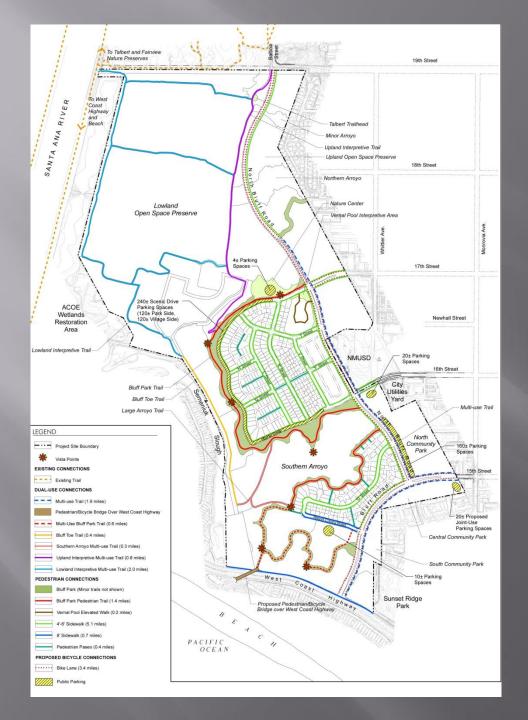
Community Parks

South Community Park

South Community Park

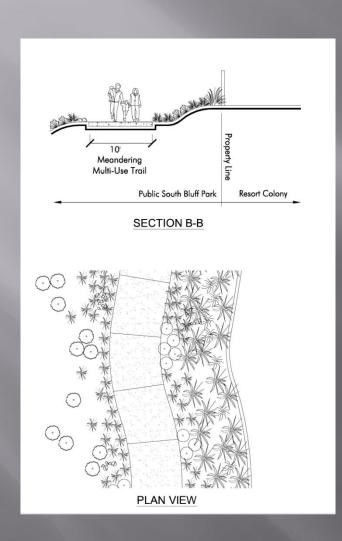


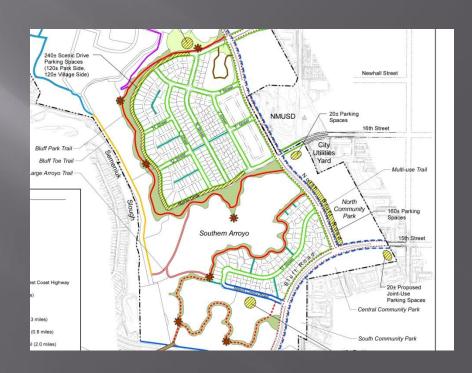
TRAILS



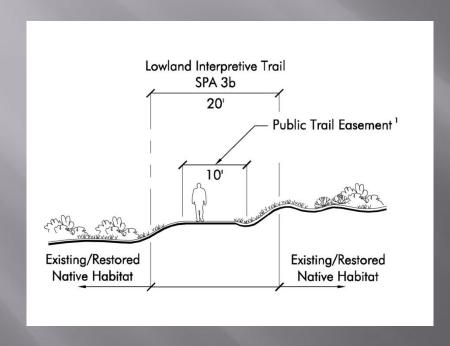
Master Trails and Coastal Access Plan

Bluff Park Trails

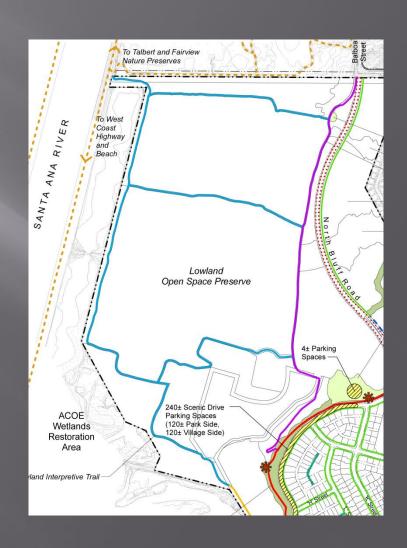




Interpretative Trails



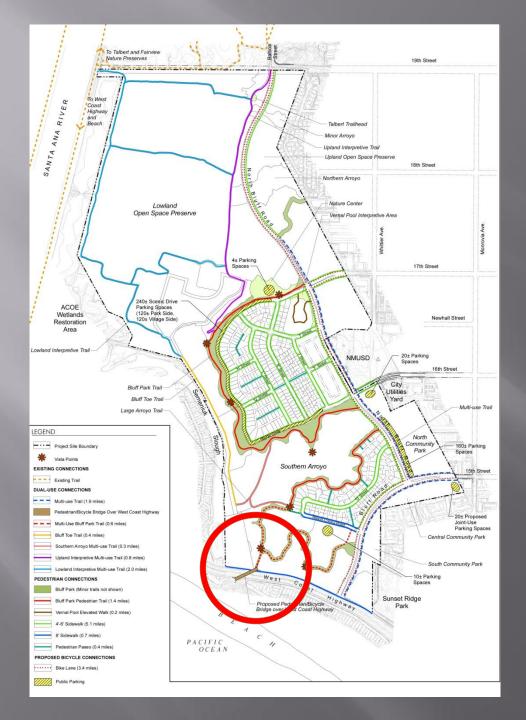
MDP Page 4-7 MDP Page 4-23



Other Trails/Paths

Off-street multi-use trails

- On-street bicycle lanes
- Public sidewalks



Pedestrian Bridge

Pedestrian Bridge







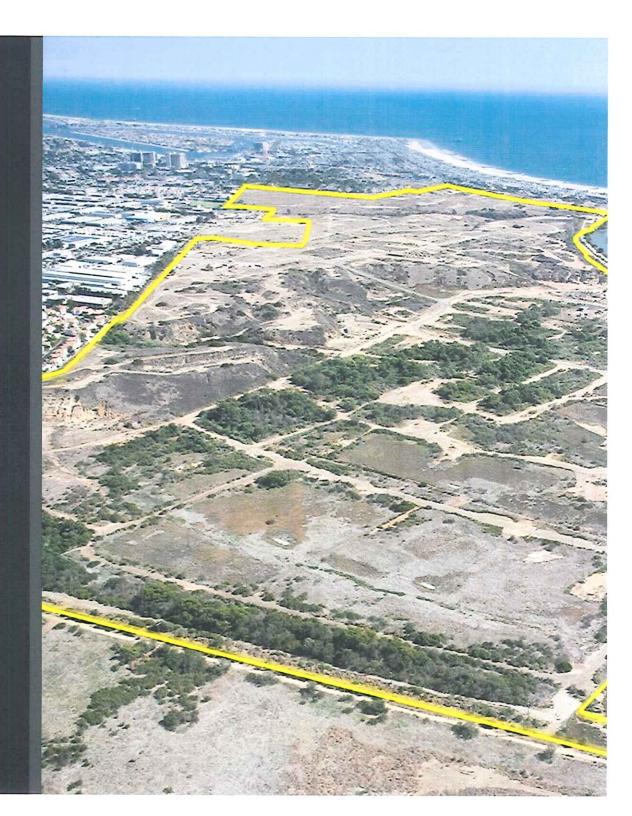


NEWPORT BANNING RANCH

City of Newport Beach Planning Commission Workshop Open Space, Parks & Trails

presented by NBR LLC

February 9, 2012



OPEN SPACE, PARKS & TRAILS











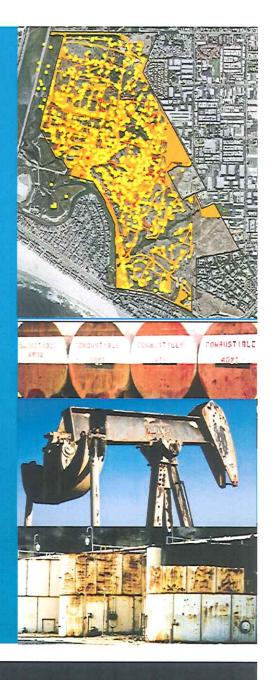






OPEN SPACE, PARKS & TRAILS

- Voter Approved General Plan (development option)
 - o 50% min Open Space
 - o Community Parks, Goal 20-30 acres
 - Master Planned Roads





OPEN SPACE, PARKS & TRAILS

- o NBR Plan
 - More than 75% of site permanently preserved as open space
 - o Oil field footprint reduced 17 acres
 - o Oil abandonment, site clean-up & remediation
 - Comprehensive Habitat Restoration Program
 - Community/Bluff/Interpretive Parks & Trails
 - Public Access
 - Natural Open space maintained at NO cost to taxpayers

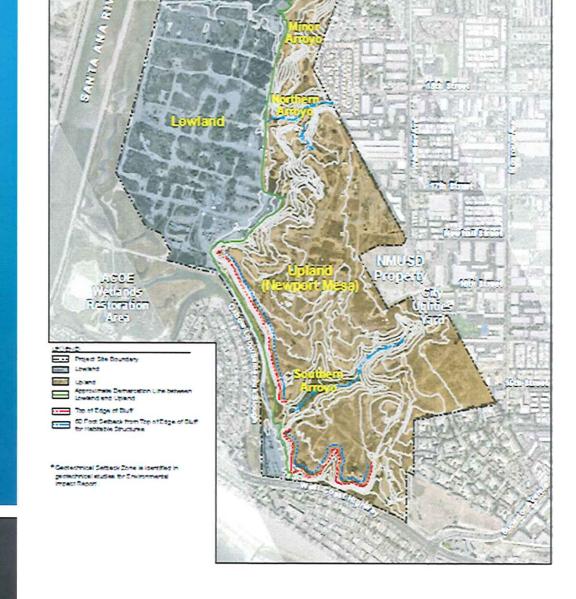






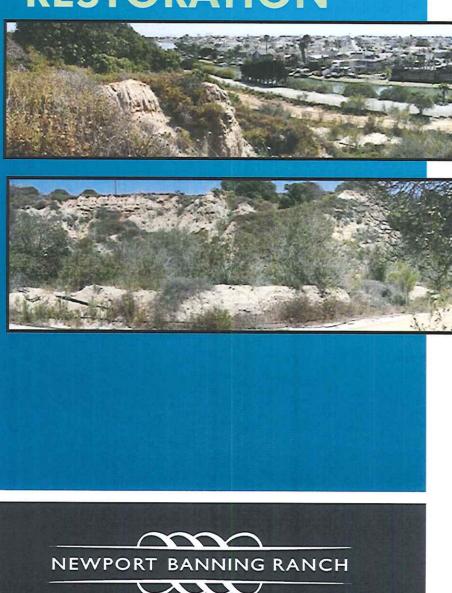
TOPOGRAPHY

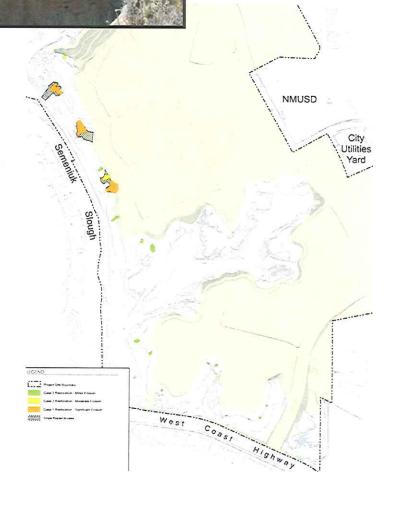
- Two distinct topographic areas
 - Lowland
 - o Upland





BLUFF RESTORATION

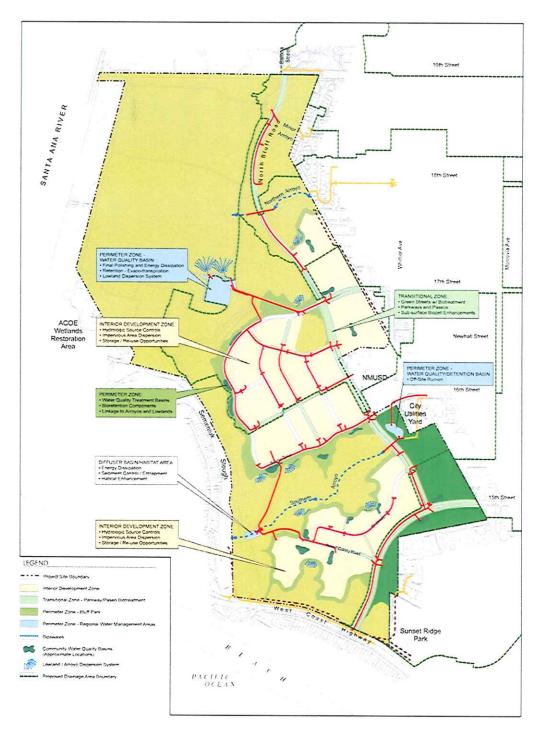




WATER QUALITY

- Offsite run-on treatment
- Lowland basin functionality
- Lowland open space benefits





OPEN SPACE, PARKS & TRAILS

o 76% of project site

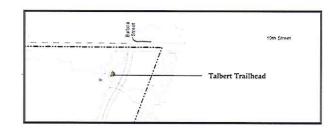


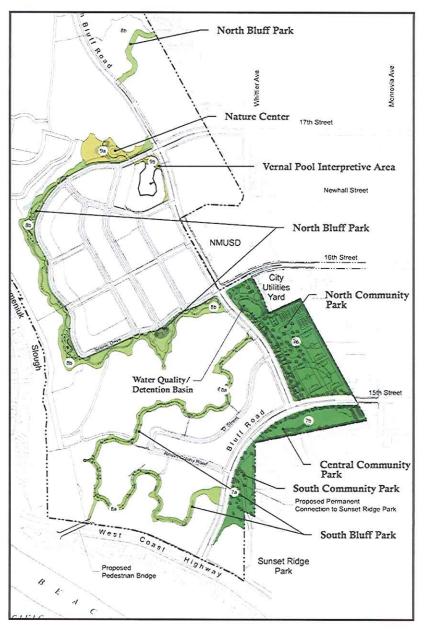


PARKS

- o Community Parks
- o Interpretive Parks
- o Bluff Parks



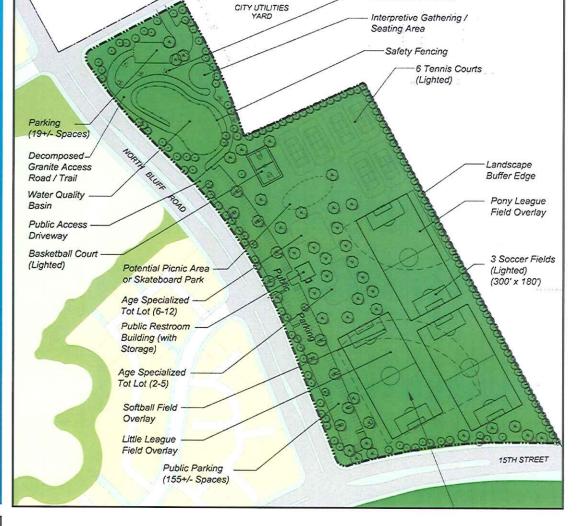




COMMUNITY PARKS







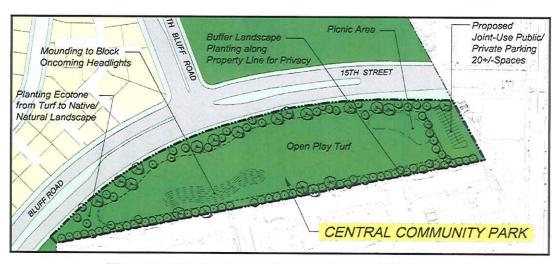
Fitness / Par Course

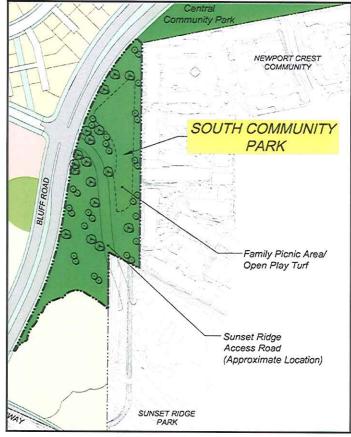


COMMUNITY PARKS

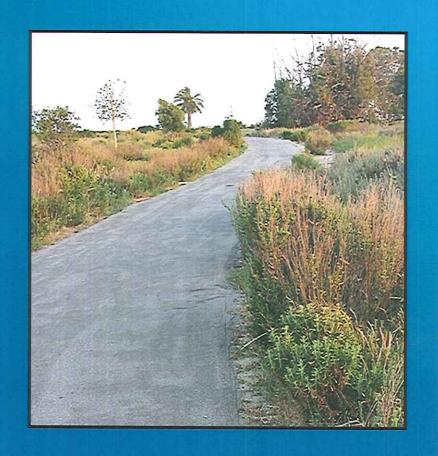




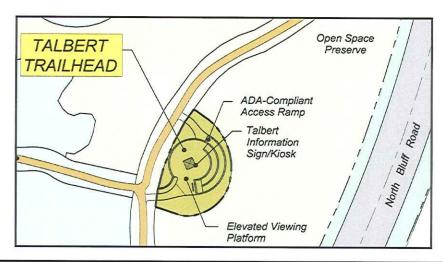


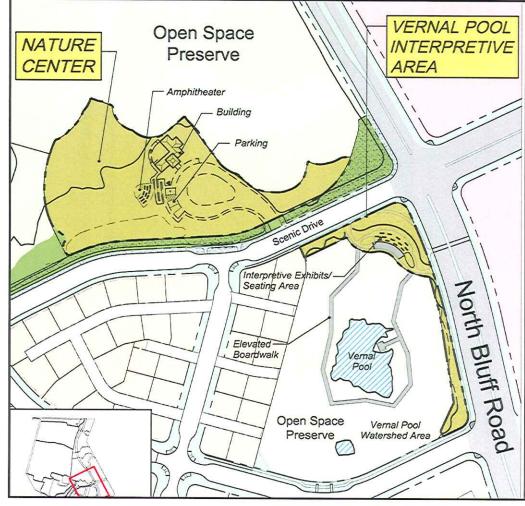


INTERPRETIVE PARKS



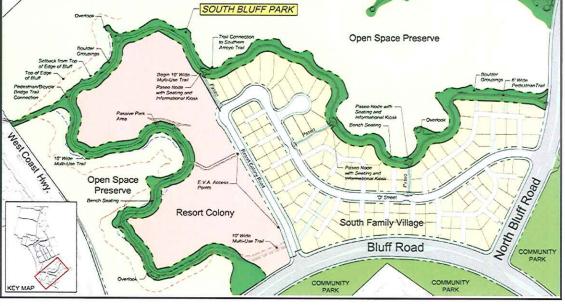






BLUFF PARK







SETBACKS

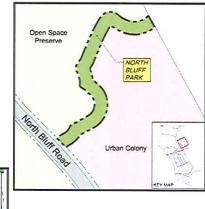




BLUFF PARK

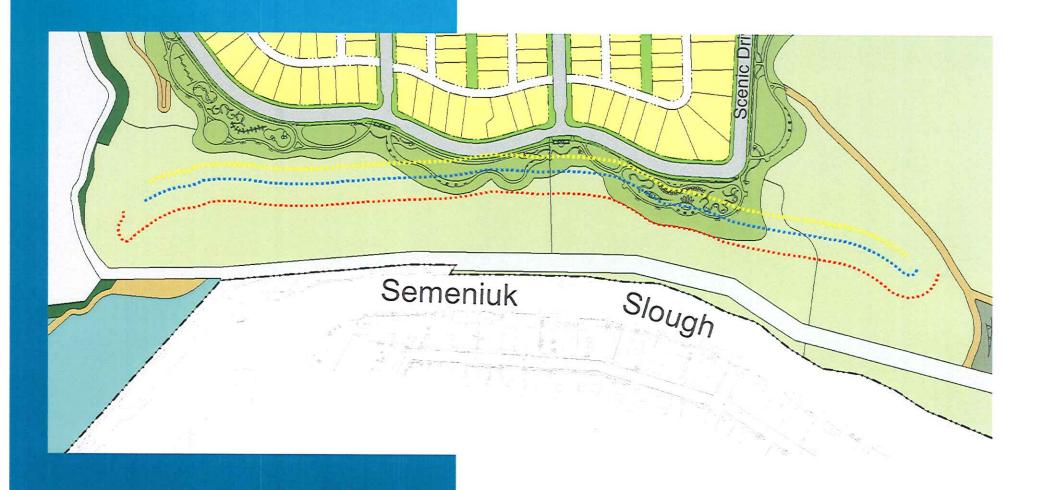






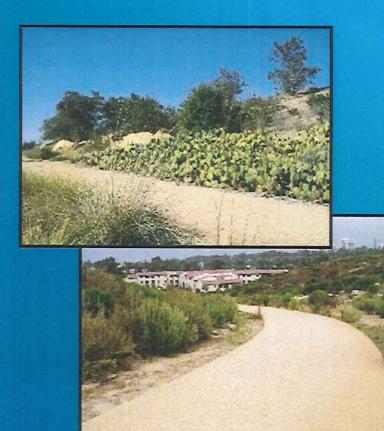


SETBACKS

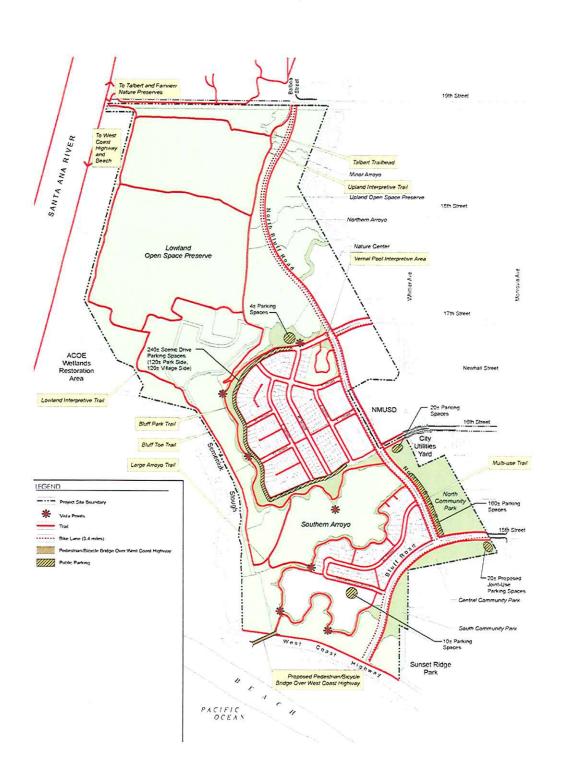




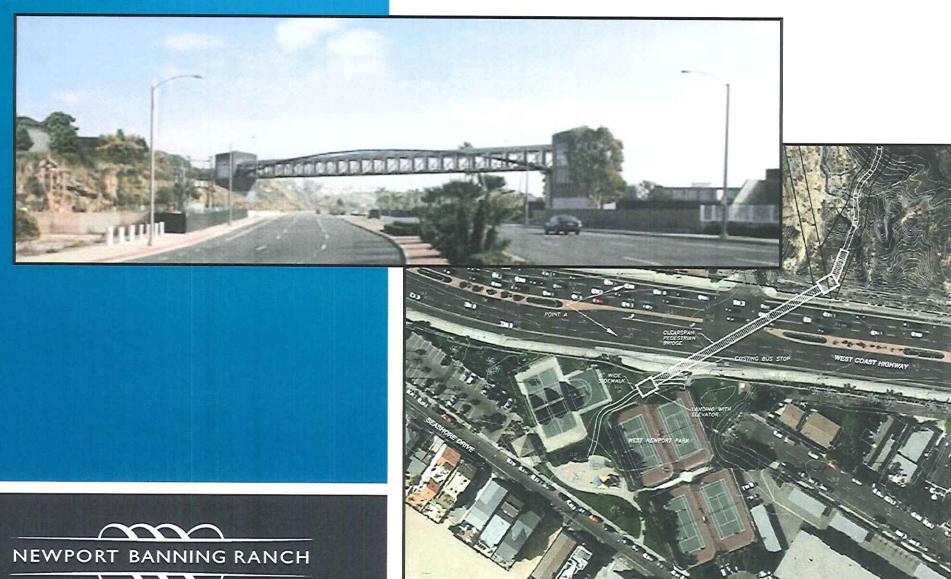
TRAILS







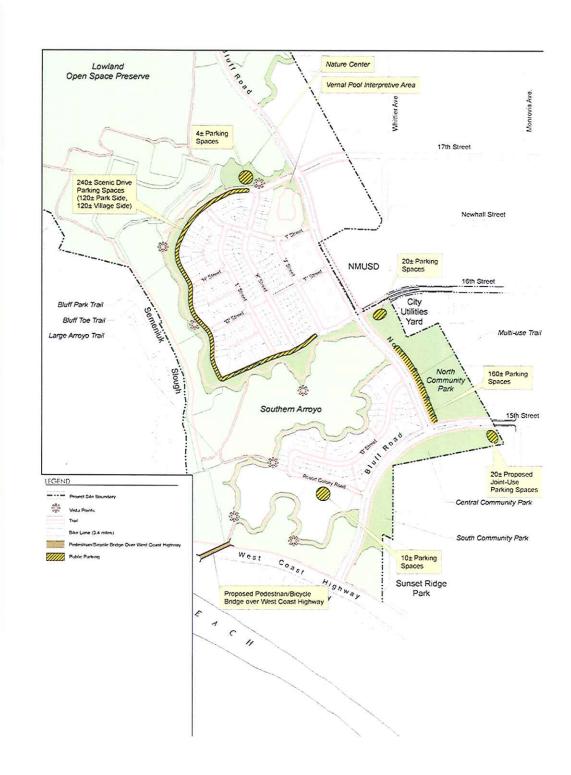
PEDESTRIAN BRIDGE



PARKING

 More than 450 public parking spaces added in the Coastal Zone...



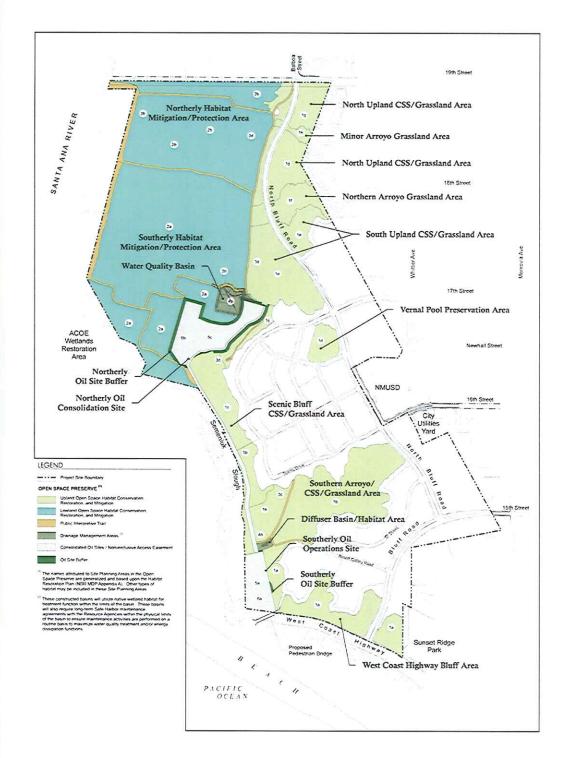


PRESERVE







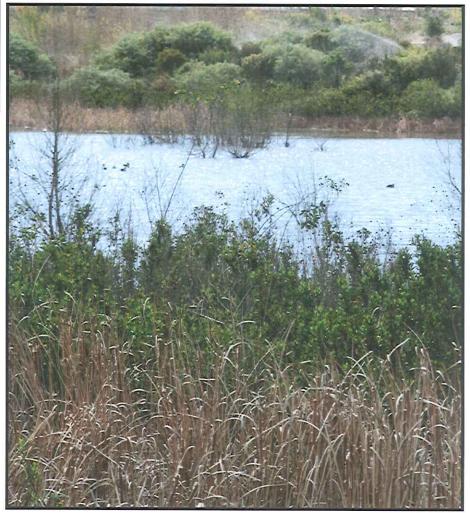


LOWLAND



Before & After Restoration examples





UPLAND



Before & After Restoration examples





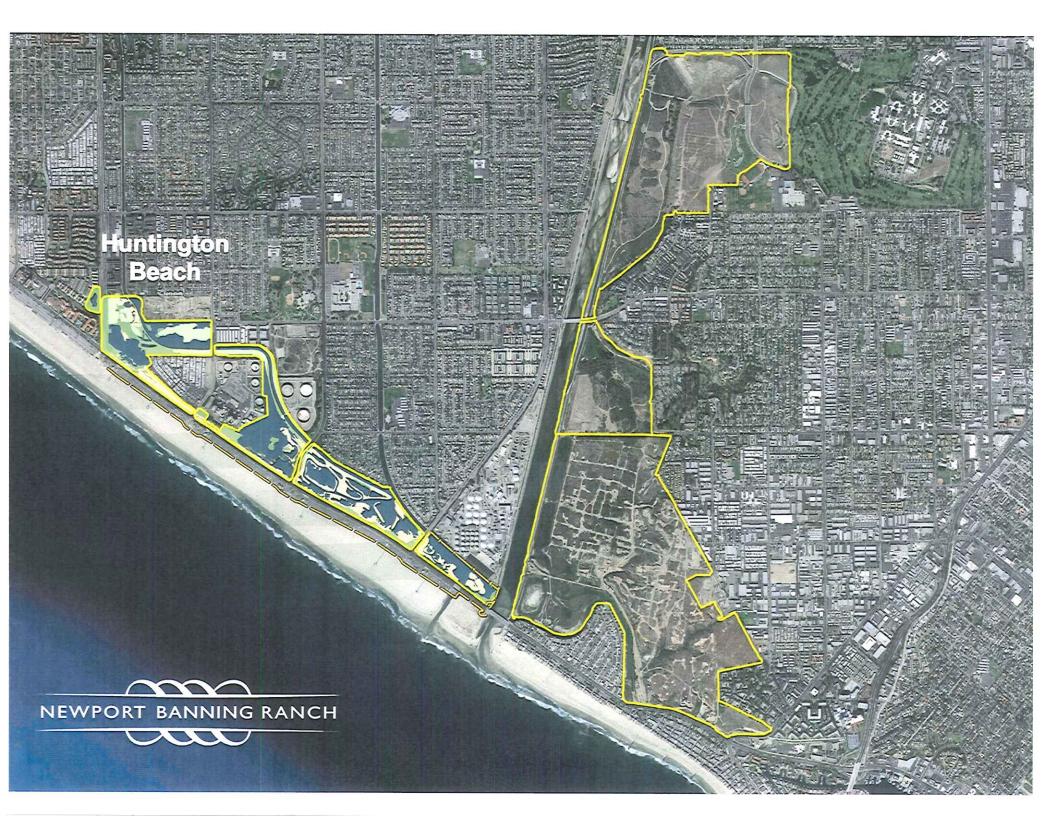




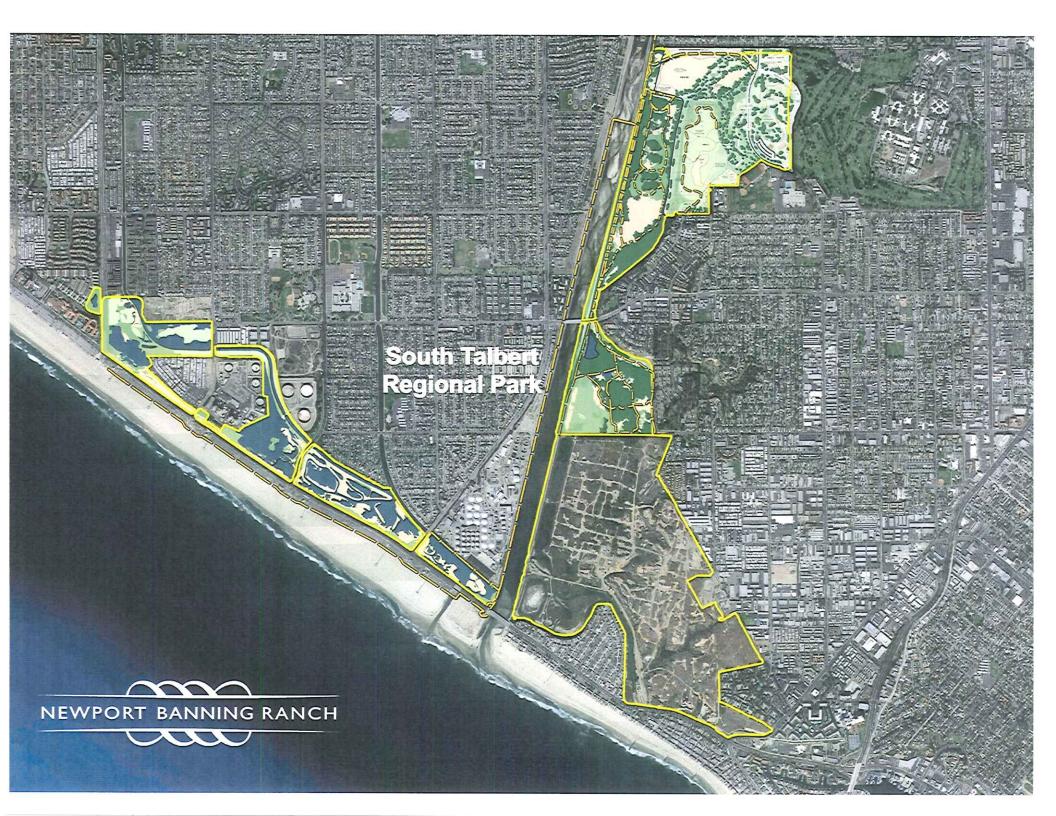
ORANGE COAST RIVER PARK CONTRIBUTION

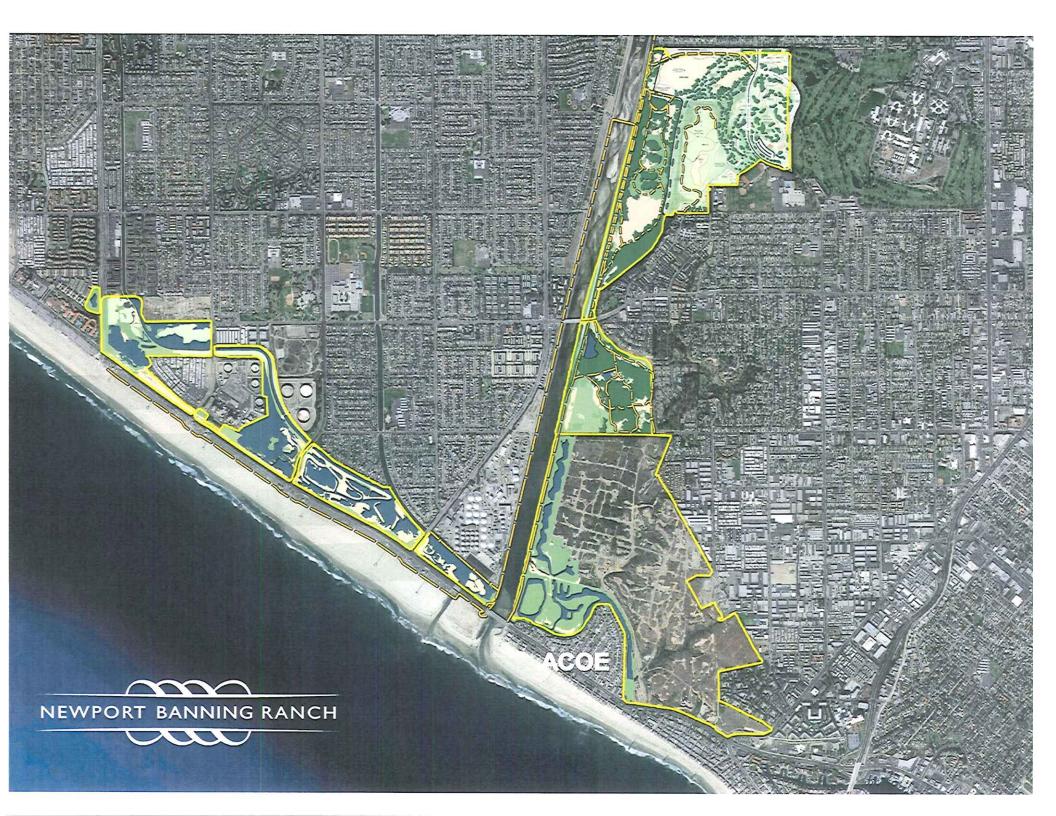




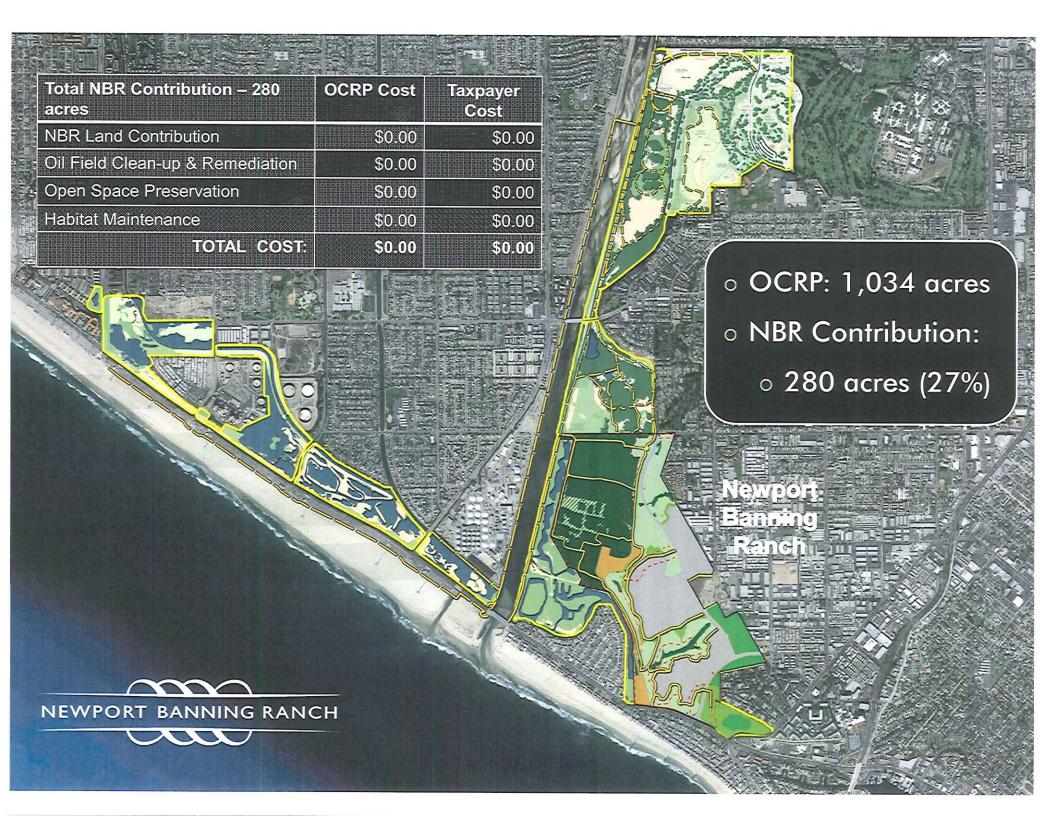














NEWPORT BANNING RANCH

www.newportbanningranch.com



Correspondence Item No. 02c

Newport Banning Ranch Study Session COMMUNITY PA2008-114

February 10, 2012

FEB 1 3 2012

Subject: Newport Banning Ranch Study Session, February 9, 2012

Dear Chairman Toerge,



Please include these comments in the City's administrative record for the Newport Banning Ranch project. Please see below for comments I prepared for last night's study session but was unable to deliver due to meeting time running out.

'My name is Dorothy Kraus, and I live in Newport Beach. I appreciate the opportunity to make a brief comment today.

The Newport Banning Ranch dEIR states that their park requirement is 15 acres based on the City's subdivision code that there be '5 acres of parkland for every 1,000 residents'. The proposed 16 acre North Community Sports Park includes:

6 lighted tennis courts 3 lighted soccer fields 1 liahted basketball court 1 baseball field 1 softball field Skateboard park 2 tot lots 1 fitness par course Public restrooms

And, 174 off-street public parking at two locations, plus the possibility of another 20 parking spaces in a third location.

NBR dEIR Exhibit 4.8-1, North Community Park is enclosed for reference.

This proposed Sports Complex is immense. Are surrounding communities such as Newport Crest, Newport Knolls, One Nautical Mile, and Brook View Newport expected to endure the noise, lights, traffic, pollution, and safety risks associated with this Sports Complex idea? (Highlighted for emphasis)

In addition, the current park location doesn't work because it has been documented as a wintering site for the Burrowing Owl.

I'd also like to make mention of the Coastline Community College project that is under construction at 1515 Monrovia. This is a 3-story 55,000 square foot building with a 300 space parking lot directly adjacent to the structure. This facility butts up to the proposed Sports Complex.

Please refer to the enclosed Newport Banning Ranch dEIR exhibit 4.8.10, Master Trails and Coastal Access plan, and envision the college right under the words '16th Street Parking Spaces', which is just slightly north of 15th street on Monrovia.

Please also refer to the enclosed picture which was taken from Newport Crest of the construction going on at the college. Banning Ranch is in the foreground.

The Newport Banning Ranch dEIR does not address the impacts that will result from this enormous Sports Complex and a 55,000 square foot facility existing side-by-side in such close proximity to residential communities. The degradation in the quality of life for people living in these communities will be significant.

Consideration for moving this Sports Complex somewhere else needs to take place such as relocating it north of 17th street.'

I'd also like to take this opportunity to appreciate your role as a Planning Commissioner. It must be a challenging job to represent such a beautiful city like Newport Beach with so many passionate constituents who desire to keep it pristine and beautiful.

I must tell you that I was disappointed in the Study Session meeting last night. I felt that it was unfair that Mr. Steve Ray was put on the stop and blamed for taking up the public comment time when 3 times he tried to leave the podium. Mr. Tucker initiated the discussion on the Banning Ranch Conservancy's plan to acquire the property which unfortunately went on too long. This unfortunate event is a strong indication that the time of the day and duration of these study session meetings, and the inability for public comments to be made in excess of a few minutes is not working nor fair.

However, I do appreciate that you encouraged Mr. Ray and all of the public to present letters to the Planning Commission making requests such as allowing extended time for the public to comment on a project that will have staggering implications to the City and people who live here. I hope the format of future Newport Banning Ranch Planning Commission meetings is changed to accommodate all vested parties.

Thank you again.

Respectfully submitted,

Dorothy Kraus f 10 Wild Goose Court Newport Beach 92663 medjkraus@yahoo.com 949-337-6651

Enclosures

North Community Park Development Plan

Exhibit 4.8-3

Newport Banning Ranch EIR





